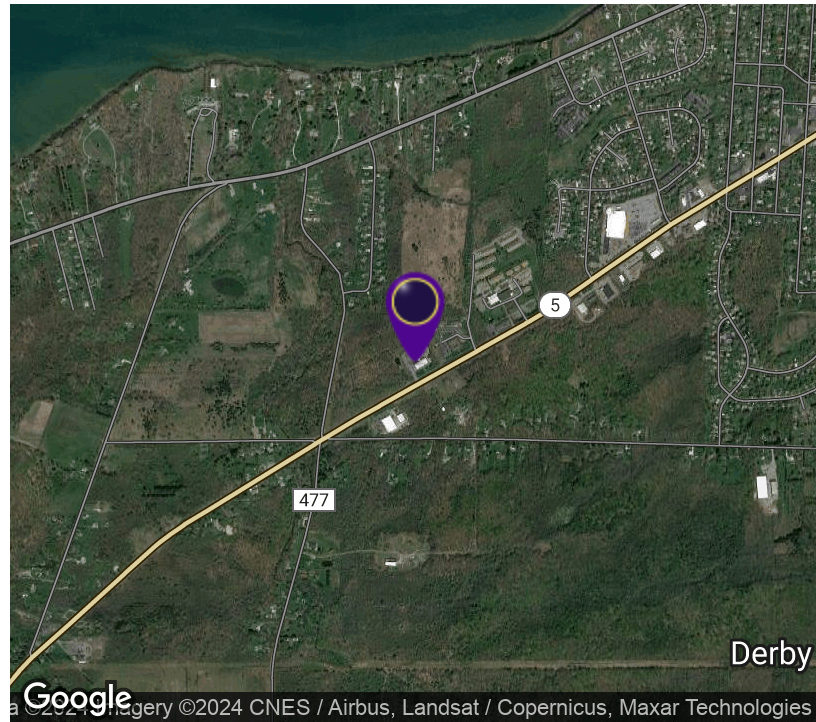


Derby Professional Park 2 Office Spaces Available

7060 Erie Rd., Suite 100, Derby, NY 14047



OFFERING SUMMARY

Available SF: 1,500 - 3,876 SF

Lease Rate: \$24.00 SF/yr (Gross)

Lot Size: 5.06 Acres

Building Size: 15,282 SF

PROPERTY OVERVIEW

The Derby Park of WNY is a Medical Professional building in Derby NY about 8 minutes south of Hamburg. A primary care office and several medical specialist have offices in the complex. Quest lab is 1/8 of a mile from these large updated medical/professional spaces. Suite # 300 is the larger suite with many windows for natural light. It contains 6 large exam rooms and two provider offices. The suite also has a large open area suitable for physical therapy. If needed the space can be demised to accommodate two health care providers. With a large kitchenette with room for a microwave and a full size refrigerator. A storage area, Spectrum is available with its own house phones and hardware, utilities are on separate meters. The employees and patients have separate bathrooms. The reception area is suited for two or three employees, with a large comfortable waiting room. The second suite #500 is a former dental office with exam rooms, office, reception area. The space has 1,500+/- SF which is being renovated. This would be the perfect spot for a new practice or a dentist that may want a South Towns presence. The parking lot at this medical park is large and well lit, access to the building has an automatic door, no stairs or curbs that could limit access. The suites are located in front of the building close to the parking lot.



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PROPERTY SUMMARY

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7060 Erie Rd., Suite 100, Derby, NY 14047



LOCATION DESCRIPTION

Located in Derby, NY along the heavily trafficked densely populated area of Route 5.

PROPERTY HIGHLIGHTS

- Close to I-90
- Heavily Trafficked
- Densely Populated
- Great Demographics
- Near many pharmacies and Shopping Centers
- Perfectly Landscaped
- Landlord on Site

OFFERING SUMMARY

Lease Rate:	\$24.00 SF/yr (Gross)
Available SF:	1,500 - 3,876 SF
Lot Size:	5.06 Acres
Building Size:	15,282 SF

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	1,113	2,419	3,824
Total Population	2,516	5,275	8,726
Average HH Income	\$71,198	\$71,802	\$77,914

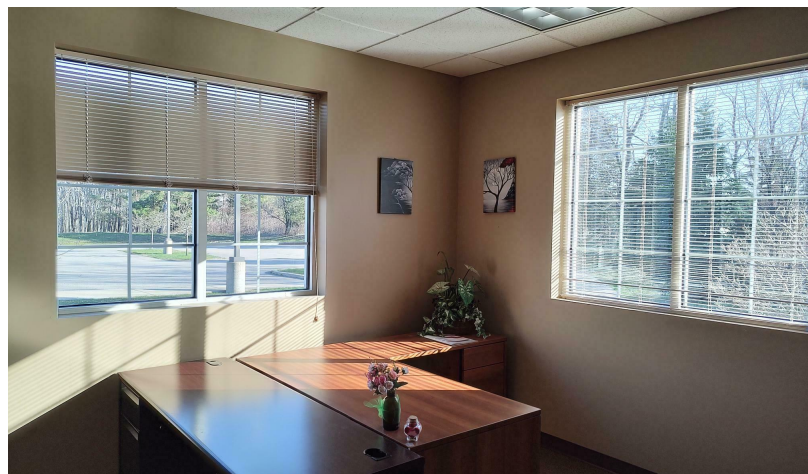
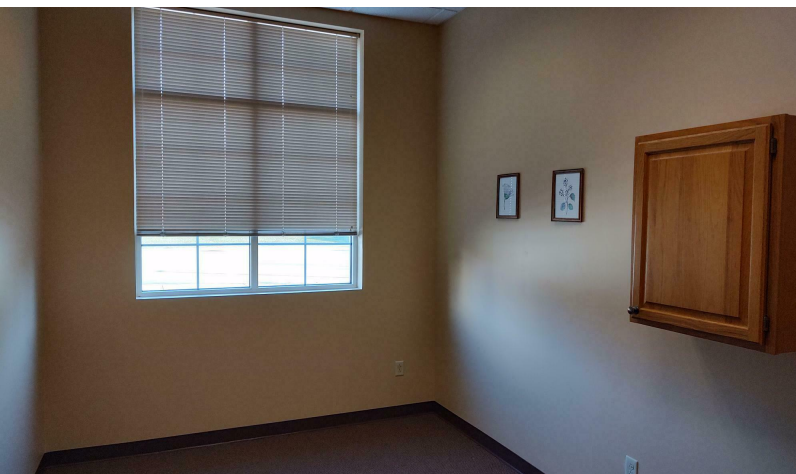
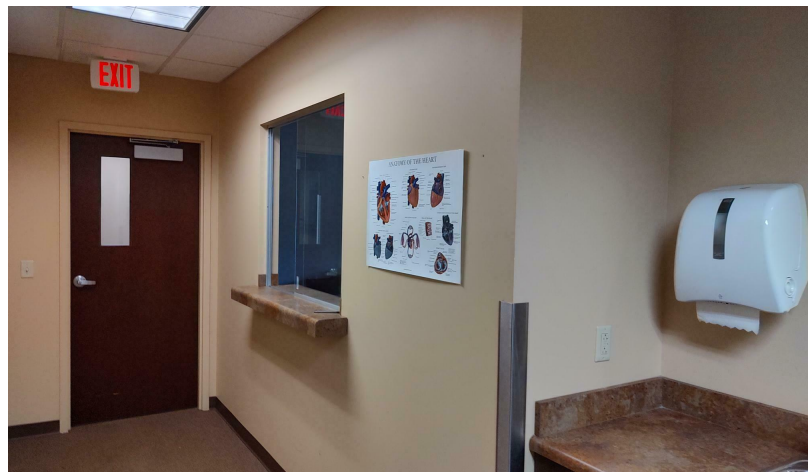


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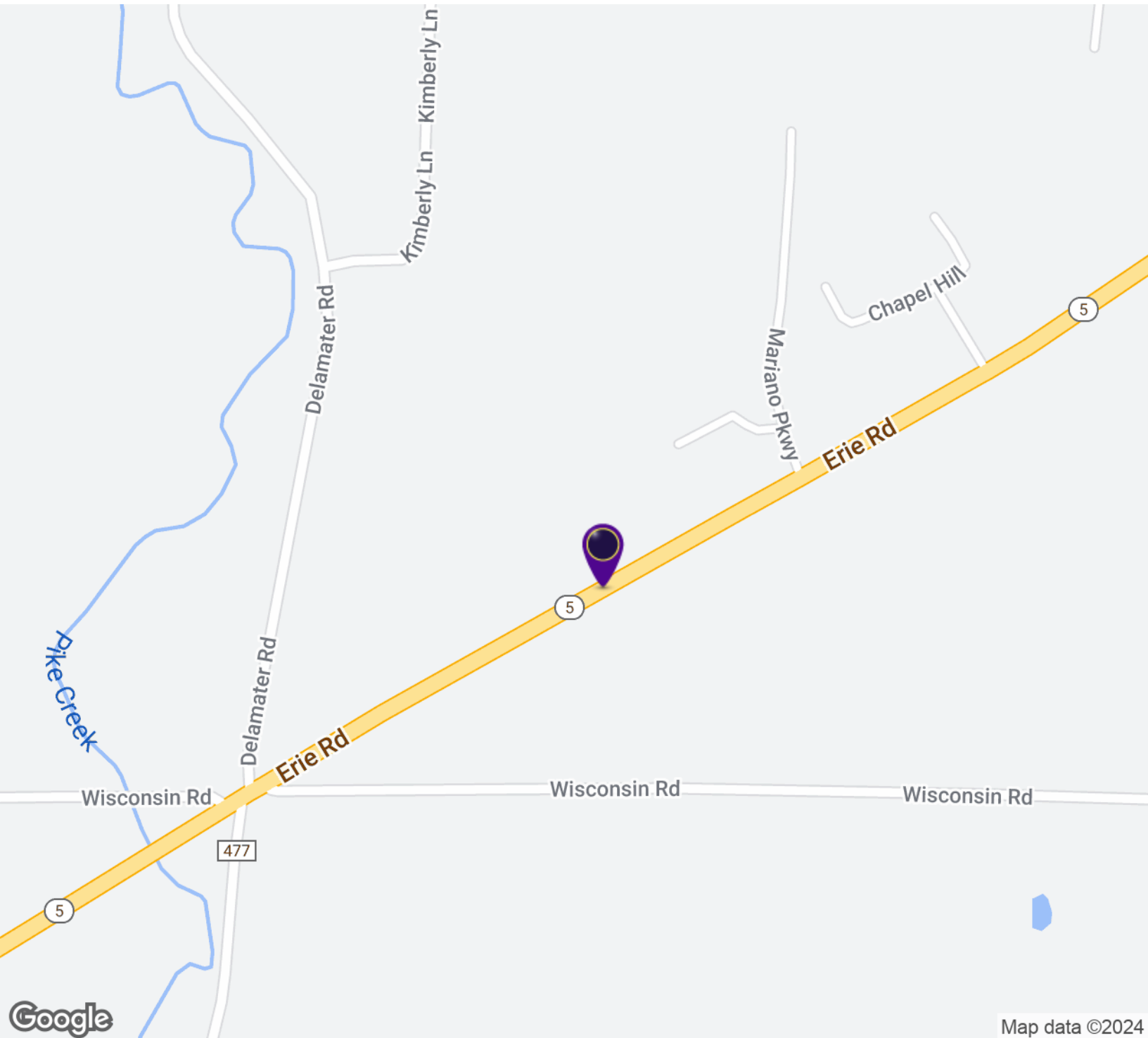
ADDITIONAL PHOTOS

Derby Professional Park 2 Office Spaces Available
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LOCATION MAP

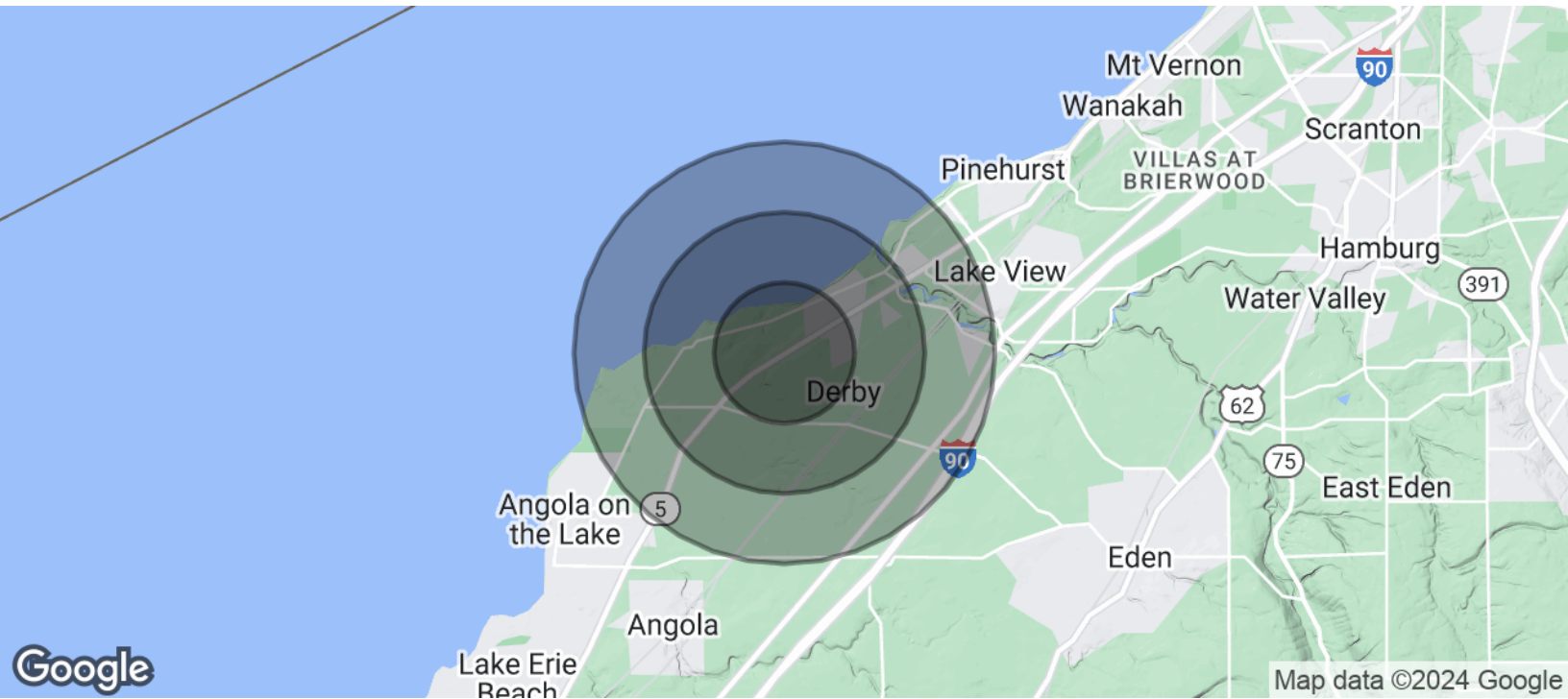
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	2,516	5,275	8,726
Average Age	45.0	48.7	46.2
Average Age (Male)	42.7	46.5	44.6
Average Age (Female)	45.9	50.1	48.1
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	1,113	2,419	3,824
# of Persons per HH	2.3	2.2	2.3
Average HH Income	\$71,198	\$71,802	\$77,914
Average House Value	\$139,212	\$146,939	\$171,085

2020 American Community Survey (ACS)